

# **Egremont Planning Board Minutes**

**November 25, 2020**

**Call to Order:** 10:08 AM

**Present via Zoom:** Jared Kelly, Eddie Regendahl, Nick Keene, Matthew Bersani, Donna Gordon

**Citizens in Attendance:** Marj Wexler, Eileen Vining, Mary McGurn, Mike Parsons

**Mail:** Great Barrington notice to Abutters: The GB Zoning Board of Appeals will hold a public hearing on Tuesday, 12/15/2020, at 7:30 pm, via Zoom to act on the Special Permit application from Dan and Jenna Huggins for the expansion of a nonconforming home at 45 Pearl St., GB. A copy of the application is on file with the Town Clerk. The Zoom link will be posted on the meeting agenda at least 48 hours in advance.

**Minutes:** The November 12, 2020, minutes were accepted.

**Citizens Time:** None

**Form As:** Mike Parsons presented on behalf of the Kinney's who sold their home on Oxbow Road to Andrew Freiberg and Leslie Roberts. They want to convey an additional 1.75 acres from their property to Andrew and Leslie. The land is cleared and the new boundary line follows a stonewall along the edge of the woods. It is not a building lot because it has no road frontage. The conveyance will leave the Kinney's with 1,062 feet of road frontage and 13.7 acres.

A motion was made to accept the Form A and unanimously approved.

## **New Business follow-up:**

- The Board discussed locating materials related to the PB/BRPC's past work on creating a town zoning map. Eileen suggested contacting BRPC and to check the PB filing cabinets in Town Hall. The Board was unclear if the BRPC map used for the ADU project is the same map that was developed years ago for a potential town zoning map.
- Regarding the Zurrin scheduled meeting with the ZBA: Town Counsel brought to the Town's attention a MA Land Court decision regarding an interpretation of "Agriculture" which included marijuana cultivation as allowable where a zoning Bylaw allows agriculture by right. While some on the Board believe this decision

run's contrary to CCC regulations, based on the advice of Town Counsel, the Town made the decision to cancel the Zurrin/ZBA application process. Mary B. informed the Board that the BOS is researching the possibility of holding a Special Town Meeting in about three months so the proposed Marijuana Bylaw may be brought to a vote before the Annual Town Meeting. A Marijuana Bylaw would give the Town greater oversight of all Marijuana license types.

**Marijuana Bylaw:** Eileen sent technical edits to the Board which Matt stated he has already incorporated into the draft Marijuana Bylaw. The Board discussed next steps and agreed an informational meeting with citizens as well as designing a questionnaire to gain feedback from the citizens was necessary before the Public Hearing. The Board agreed the best ways to educate the public and gather their input are:

- provide a frequent asked questions type of document to explain the Bylaw
- present and explain the By-law to the Town in meeting(s) and/or Public Hearing
- ask the town open-ended questions for feedback

The Board agreed the main areas to obtain input from citizens are:

- limits (if any) on the number of retail establishments,
- feedback on proposed setbacks,
- thoughts around regulating/banning various licenses,
- regulation around square footage limits for the total business footprint, including cultivation and any other license type and accessory uses.

The Board agreed it was beneficial to educate citizens on the CCC regulations including overview of license types and host community agreements and to use visual aids to promote a sense of the size/scope of various sizes of marijuana businesses.

Nick volunteered to draft a Q&A with visual aids and Matt volunteered to review the document. The idea of preparing something to present live at a ZOOM meeting was discussed vs preparing something ahead of time. Nick said it was a matter of how interactive we wanted to be. Mary McGurn questioned where a video would be posted and how people would be made aware of it. Nick spoke of pushing out a

link to have people come and watch it on Facebook/You Tube. Regarding visual aids, Nick said he will come to next meeting with examples.

Mary McGurn believes the tier 11 indoor grow expansion in Pittsfield is a good place to visit. Matt will follow up.

A timeline was explored to have materials together before an informational meeting on 1/10/21 and a possible Public Hearing in mid February.

Next meeting: December 9, 2020 at 10:00 a.m.

Meeting Adjourned: 11:28 a.m.

Respectfully submitted by: Donna B. Gordon, Clerk

December 6, 2020